



2019024069 00142
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 06-24-2019 03:06:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3467

PG: 2372-2375

ENVELOPE

NORTH CAROLINA QUITCLAIM DEED

Mail after recording to: **110 Oakwood Drive, Suite 410, Winston-Salem, NC 27103**

This instrument was prepared by: **Kara Quadland Helms, Esq.,** No title search requested or performed

Brief Description for the index: **Unit 305, Twin City Lofts**

THIS DEED made this 14 day of June 2019, by and between

| GRANTOR | GRANTEE |
|---|--------------------------------------|
| ANDREAS D. RUNHEIM and wife NATALIE M. RUNHEIM | ANDREAS D. RUNHEIM, Separated |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does release and forever quitclaim unto the Grantee all such right, title, and interest as the Grantor has in or to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described in Exhibit "A" attached hereto.

The purpose of this Quitclaim Deed is to convey any interest the Grantor, Natalie M. Runheim, may have in the described property to the sole and separate name of the Grantee, Andreas D. Runheim (Separated), pursuant to the terms and provisions of the Separation Agreement and Property Settlement executed by the parties on the 14th day of June, 2019.

TO HAVE AND TO HOLD the above-released premises unto the said Grantee, to Grantee's only proper use and behalf, forever; so that neither the Grantor, Natalie M. Runheim (separated) nor any person in said Grantor's name and behalf,

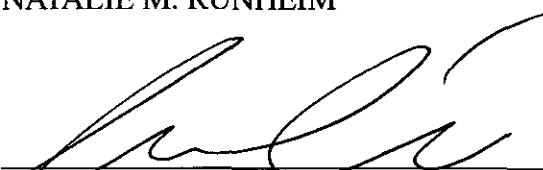
shall or will hereafter claim or demand any right or title to the premises or any part thereof; but she shall, by these presents, be excluded and forever barred.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor, Natalie M. Runheim.

IN WITNESS WHEREOF, the Grantor has executed this Deed under seal this 14 day of June, 2019.



NATALIE M. RUNHEIM (SEAL)



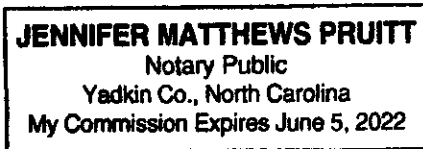
ANDREAS D. RUNHEIM (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Jennifer Matthews Pruitt, a Notary Public for said County and State, do hereby certify that NATALIE M. RUNHEIM personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed for the purposes therein intended.

WITNESS my hand and notarial seal, this 13th day of June, 2019.



Jennifer Matthews Pruitt, Notary Public
Signature

My commission expires: 6/5/2022

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, C. Elizabeth Denton, a Notary Public for said County and State, do hereby certify that ANDREAS D. RUNHEIM personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed for the purposes therein intended.

WITNESS my hand and notarial seal, this 14th day of June, 2019.

C. Elizabeth Denton, Notary Public
Signature

My commission expires: 9-18-2020

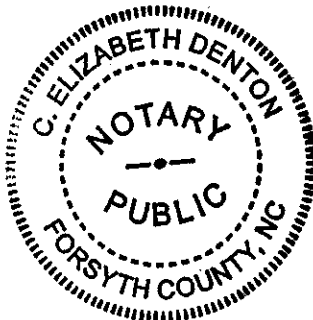


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Unit No. 305 as shown on the Condominium Plat entitled, "Final Plat for Twin City Lofts" as recorded in Condominium and Unit Ownership Book 8, Page(s) 181 through 184 ("Twin City Lofts") in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description of said unit.

ALSO CONVEYED HERewith is an undivided fee simple interest in and to both the Common Elements (the Common Elements Interest) and the Residential Limited Common Elements (the Limited Common Elements Interest), as specifically described in the "Declaration of Condominium for Twin City Lofts Condominiums" (the "Declaration") recorded in the Office of the Register of Deeds of Forsyth County in Book 3351, Page 2305.

TOGETHER with all rights and easements appurtenant to the above- described unit as specifically enumerated in the Declaration, including but not limited to: membership in Twin City Lofts Condominium Owners Association, Inc., a North Carolina non-profit corporation (the "Association"); and an undivided interest in the funds and assets held by the Association.

TOGETHER with the right of ingress and egress from and to the above- described unit over the Common Elements and Limited Common Elements of Twin City Lofts, and the right to use the Common Elements and Limited Common Elements of Twin City Lofts for all purposes indicated in the Declaration, in common with the Declarant therein, its successors and assigns, and in common with the other unit owners, their guests and invitees, of Twin City Lofts.

This conveyance is made subject to all of the terms and conditions of the Declaration, including all exhibits and attachments thereto, all of which are hereby incorporated by reference as if set forth in its entirety, and by acceptance of this deed of conveyance, Grantee herein agrees to be bound by all of the terms and conditions of the Declaration, including but not limited to: (i) all restrictions on use of the units, Common Elements, and Limited Common Elements of Twin City Lofts, (ii) the obligation to pay Common Expenses and Special Assessments to the Association, all as defined in the Declaration, and (iii) the rights and obligations of membership in the Association.